



December 2005

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

Vol. 3
No. 11

Mayor Proposes Detached Accessory Dwelling Units in Southeast Seattle

Community leaders in Southeast Seattle recently recommended detached accessory dwelling units (detached ADUs) be permitted in their neighborhoods as a way to increase affordable housing options and to help keep existing residents in the area, counteracting the effects of gentrification. At the Mayor's direction, DPD has drafted proposed legislation to allow detached ADUs in single family zones in Southeast Seattle as part of his Southeast Seattle Action Agenda.

A detached ADU is a small living space permitted on the same lot as a single family house, but physically separate from it. Seattle currently allows ADUs on any single family lot, as long as they are attached to or inside a single family



The garage (back left) of this home was converted into a detached accessory dwelling unit (ADU).

see **detached adus** on page 6

Monthly Highlights

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Help Influence Good Design in Seattle

From now until Dec. 16, 2005, DPD is accepting applications for Design Review Board positions that will become open on April 4, 2006, when retiring board members' terms expire.

—see pg. 7 for details

Seattle Green Building Market One of Top in Nation

—New report details five years of progress building a sustainable city

Seattle has developed one of the strongest green building programs in the nation, according to a new study that tracks the growth of the industry in the city over the past five years.

The five-year report by the City of Seattle's Sustainable Building Program found that the city has helped spur growth in the green building industry through policies aimed at private developers and by requiring environmentally friendly designs for projects constructed during the largest municipal building boom since the Seattle fire of 1888.

"We have seen tremendous growth and change in the green building industry since Seattle first

see **green building** on page 3

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Visit us online anytime.

www.seattle.gov/dpd

Get Involved in Urban Sustainability

Join Us Dec. 5 for Final 2005 Forum Event

The final 2005 Urban Sustainability Forum event is:

Creating Livable Cities with Urban Green Space

Mike Houck, Director, Urban Greenspaces Institute, Portland State Univ.

Monday, Dec. 5, 2005, 5:30 - 7 p.m.

Bertha Knight Landers Room, Seattle City Hall, 600 Fourth Ave.



Houck

Houck will describe efforts to create a livable Portland-Vancouver metropolitan region through the enhanced protection and restoration of a vibrant green infrastructure. He will illustrate on-the-ground examples and tools the region is using to simultaneously ensure equitable access to nature, parks, trails and greenspaces; to maintain biodiversity; and to create higher-density, compact urban form. These approaches include the Metro-

politan Greenspaces Initiative, regional growth management strategies, and innovative watershed planning and stormwater management.

The event will help frame a community dialogue on our vision for open space that will continue into 2006 with an initiative called "Open Space Seattle 2100: Designing Seattle's Green Network for the Next Century." This initiative is a design and planning process to formulate a 100-year vision for Seattle's comprehensive open space network that centers on a two-day visioning charrette, Feb. 3-4, 2006, sponsored by the University of Washington, Urban Land Institute, American Society of Landscape Architects, City of Seattle and others. Details are available at <http://depts.washington.edu/open2100>.

The Dec. 5 forum event is free and open to the public; no registration is required.

About the Urban Sustainability Forum

The Urban Sustainability Forum is a series of energizing public dialogues on transforming Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

The series features nationally and internationally recognized leaders in sustainable community development and provides an opportunity for Seattle business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future. It is sponsored by the City of Seattle, the Seattle Public Library, BetterBricks and ULI Seattle.

Urban Sustainability Forum dates and speakers for 2006 will be announced on our website by early January at www.seattle.gov/dpd/sustainability.

First Sustainable Building Report Available

Substantial progress has been made since the City of Seattle adopted a Sustainable Building Policy in February 2000. Coupled with the biggest capital improvement program since the Seattle fire of 1888, the policy provided a unique leadership opportunity to create change in the building industry.

Seattle now has one of the strongest green building markets in the nation, (see article on pg. 1) and the City of Seattle is expected to be one of the largest single owners of LEED™* facilities in the world.

Learn about the growth in the green industry and Seattle's noteworthy progress in the City of Seattle Sustainable Building Program 5-Year Report, available online at www.seattle.gov/dpd/sustainability.

* LEED stands for Leadership in Energy and Environmental Design. It is a green building rating tool developed by the U.S. Green Building Council of which the City of Seattle is a member.



green building, *cont. from page 1*

adopted the policy in 2000,” said Mayor Greg Nickels. “Now because of our work with the construction community, Seattle has become one of the strongest markets in the country for green buildings and expertise.”

Highlights

Examples of Seattle’s rapid progress include:

- Seattle is the number one city in the nation for LEED™* building projects and LEED™ proficiency, with 808 accredited professionals and 58 registered and certified projects.
- By 2013 the City of Seattle is expected to be one of the largest single owners of LEED™ facilities in the world. The City currently has 38 capital projects—either completed, under construction, or planned—that are targeted for LEED™.
- The number of Built Green™** certified homes in Seattle has increased seven-fold since 2003.

Market expansion in green building has occurred in the commercial/institutional market. Thirteen percent of all LEED™-registered commercial/institutional projects are in the Pacific Northwest and over 2 percent of all LEED™ projects, including those owned by the City and all others, are in Seattle. These local buildings represent 7.9 million square feet, \$1.8 billion, and a substantial contribution to Seattle’s tax base. The City has provided support to green buildings with incentives for energy conservation, natural drainage/water conservation, and design and consulting fees for LEED™ projects.

In 2003 less than 1 percent of the nearly 2,500 Built Green™-certified

homes in King and Snohomish counties were located in Seattle. To stimulate growth in green home development, the City launched a design competition, a multifamily incentive program, and an education/outreach program to raise awareness with local builders. By August 2005 the number of Built Green™-certified projects in Seattle had jumped from 12 to 84, which represents 342 total green housing units for Seattle residents. Built Green™ homes now represent 17 percent of all new residential construction in King and Snohomish counties.

Next Steps

Annual growth in construction through 2009 is expected to exceed 18 million square feet, according to Seattle’s Comprehensive Plan. These construction activities and building operations will represent a significant portion of Seattle’s resource use. They are an opportunity to increase energy and water conservation, recycling and reuse, thus contributing to the Mayor’s climate change and recycling initiatives.

To continue the substantial green building market growth, the City will be studying how investments in green building contribute to a vibrant local economy, including jobs, business, and tax revenues.

One of the Mayor’s priorities is to accelerate environmentally sustainable design and construction practices in the private sector. Strategies being considered to accomplish this goal include: creating a sustainable development resource center; implementing development incentives/codes that encourage green building; and providing incentives for reducing stormwater runoff, including green roofs.

For More Info

Learn more about DPD’s role in green building at www.seattle.gov/dpd/sustainability. For more information on the City’s Sustainable Building Program or the five-year report, please contact:

Lucia Athens, Chair
Seattle Green Building Team
(206) 684-4643, lucia.athens@seattle.gov



The Seattle Justice Center features daylight-illuminated interior spaces, an open space design with views, and a multi-functional living roof.

* LEED™ (Leadership in Energy and Environmental Design) is a green building rating tool developed by the U.S. Green Building Council (USGBC), of which the City of Seattle is a member. City staff have served on the USGBC national and local board of directors and committees. For more on LEED™, visit www.usgbc.org.

** Built Green™ is a residential program developed by the Master Builders Association of King and Snohomish Counties (with King County, Snohomish County, and the City of Seattle). For more on Built Green™, visit www.builtgreen.net.



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

City Council Adopts Comp Plan Amendments

In October the City Council adopted an ordinance amending the City's Comprehensive (Comp) Plan, based on recommendations formulated by DPD's Planning staff. Among the highlights of the approved package are amendments that:

- Direct the City to take account of local conditions and planning objectives when it proposes changes to development regulations for Commercial zones.
- Add goals and policies for South Wallingford to the Neighborhood Planning Element.
- Expand the Rainier Beach Residential Urban Village boundary to include areas surrounding the Henderson Street Link Light Rail station.
- Amend Appendix B to the Urban Village Element to extend the goals for open space that serves employees to all six of the City's urban centers.
- Create an exception for the Commercial zones surrounding Dravus Street in the Interbay area to allow higher building heights and densities than are generally allowed outside urban villages.

The Council agreed to defer changes to the Comp Plan's shoreline policies for the Central Waterfront until 2006, when DPD will have completed a proposed concept plan for redevelopment of the downtown waterfront. The Council denied a request from the Port of Seattle that would have created in the Comp Plan a special overlay zone on Terminal 91, allowing greater heights and consolidation of office space on that site.

For more information, please visit DPD's Comp Plan website at www.seattle.gov/dpd/Comp_Plan

For more information on the 2005 Comp Plan amendment process, contact compplan@seattle.gov.

Building a Livable Downtown

—Center City open space wins design award

The American Society of Landscape Architects (ASLA) recently recognized Mithun Architects+Designers+Planners and BRE Properties, Inc. for the streetscape design of Taylor Avenue North between Denny Way and John Street.

The design, which received a merit award in the ASLA's work-in-progress category, will convert nearly 40 feet of the 90-foot-wide Taylor Avenue right-of-way into a linear public plaza. Elements of the design include seating, landscaping, permeable pavement, a series of raingardens and other pedestrian amenities.



see **open space award** on page 6

SPC Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council and City departments on broad goals, policies and plans for Seattle's physical development.

Seattle Planning Commission Hosts Industrial Lands Roundtable

Preserving industrial areas is an important goal for the City of Seattle. Designated industrial zones provide a safe haven for industrial concerns, where company operations are less likely to impinge on other uses and vice versa.

On Nov. 4, 2005, the Seattle Planning Commission (SPC) convened a roundtable of City representatives to examine Seattle's industrial lands and discuss City policy affecting those lands. Participants included SPC commissioners; representatives from the Mayor's office; City Council members and staff; and City department staff from DPD, the Office of Economic Development, and the Seattle Department of Transportation.

In recent years, there have been requests to change Comprehensive Plan policies and land use zoning designations for industrial properties, reflecting an increasing pressure to convert industrial lands to other uses. The commission has a growing concern about these requests and the desire of individual land owners to convert their industrial-zoned land to non-industrial uses.

The commission feels strongly that the City must not respond to each request on a case-by-case basis; instead, the City should make rational decisions based on an informed and clearly thought-out strategy. There may be areas in Seattle where changes in zoning are appropriate; however, more information is needed in order to decide exactly where and when those changes would be appropriate.

At the roundtable, participants discussed changes in Seattle over the last 10-20 years; new challenges facing the city, as well as tools and strategies to address them; and whether the City's policies are achieving the City's



The maritime and manufacturing industries are an important part of Seattle's past, present and future livelihood.

goals. The participants also discussed what is needed to make Seattle's industrial areas more competitive and how to best address conversion pressure and requests for land use changes in industrial areas in the short term.

The commission will release a report on the results of the roundtable in the coming month and will continue this conversation into 2006—potentially hosting additional roundtables with other participants, working with City departments in providing support for research, and continuing to ask questions.

For more information, please contact:

Scott Dvorak, DPD Planning Commission Analyst
(206) 684-8694, scott.dvorak@seattle.gov

open space award, *cont. from page 4*

In commenting on the award the ASLA jury added:
 “This project captured the hopes of many on the jury to see streetscapes turned not simply into better pedestrian/living spaces, but to see a new era in how streets are reclaimed for both conviviality and ecological function. The project’s vision for taking back car-dominated corridors spells an exciting future for Seattle’s urban core and the array of avenues it outlines for rehabilitation.”

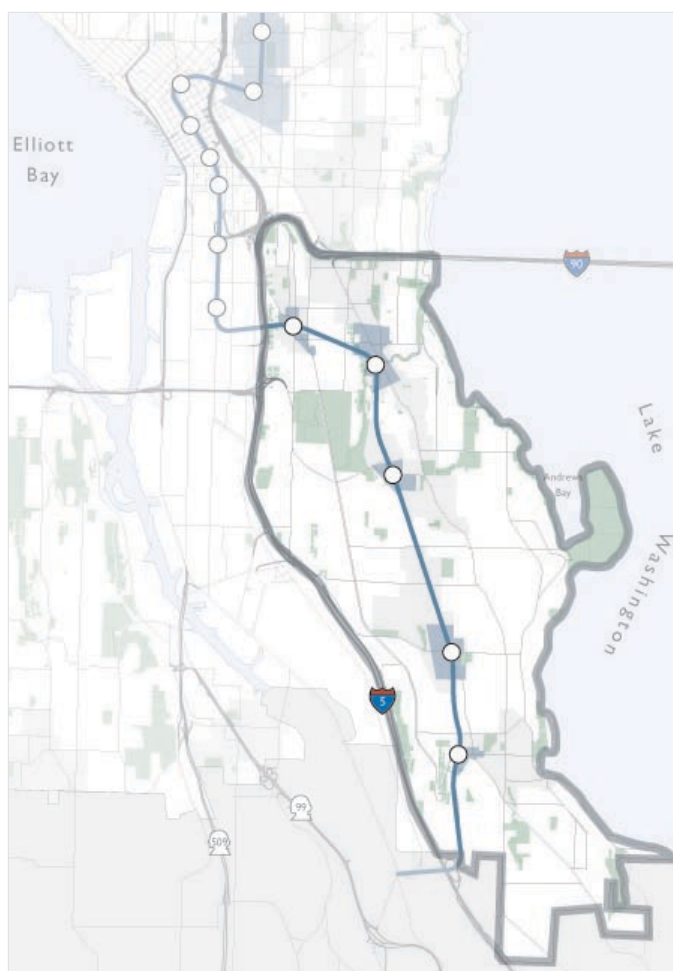
Livability is an essential element for creating vibrant,

sustainable urban neighborhoods. Located just east of the Seattle Center, the Taylor Avenue street design is a great example of building livability into Seattle’s Center City.

For more information about the Center City strategy, visit DPD’s website at www.seattle.gov/dpd/planning/CenterCity

For more information about the Taylor Avenue North design, contact:

Lyle Bicknell, DPD Planner
(206) 684-0763, lyle.bicknell@seattle.gov

detached adus, *cont. from page 1*

Southeast Seattle Planning Area

residence. Additionally, garages and other detached structures are currently allowed in single family zones. The detached ADU proposal essentially merges these two concepts, providing a new housing choice for Seattle residents while minimizing impacts on existing neighborhoods.

The detached ADU proposal will not increase the amount of area that can be built on a single family lot, and it includes provisions to help ensure that detached ADUs are appropriate for the size of the lots on which they are constructed.

While neighborhoods throughout Southeast Seattle (see map), including Beacon Hill, were largely supportive of the proposal in early outreach efforts, lots within or partially within the Shoreline District will not be eligible for detached ADUs.

The Mayor has delivered the proposed legislation to the Seattle City Council and DPD anticipates that the City Council’s Urban Planning and Development Committee will begin consideration of the Mayor’s proposal in early 2006.

Included with the proposal is a new DPD Director’s Report describing the proposal and code amendments, both of which have been posted on the DPD website at www.seattle.gov/dpd/CodeDev/HousingChoices/dadu.asp

For more information about the Mayor’s Southeast Seattle Action Agenda, see www.seattle.gov/mayor/issues/sesaa/

For more information about detached ADUs, contact:

Jory Phillips, DPD Planner
(206) 386-9761, jory.phillips@seattle.gov



"The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,"

– Mayor Greg Nickels

City Seeks Design Review Board Applicants

Serving on one of Seattle's Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until Dec. 16, 2005, DPD is accepting applications for board positions that will become open on April 4, 2006, when retiring board members' terms expire.

Design review provides an alternative to prescriptive zoning requirements and fosters new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings twice a month during the evenings to evaluate the design of development projects based upon citywide and neighborhood-specific design guidelines. Projects reviewed include mixed-use developments, multifamily housing, and commercial projects of certain sizes. For more information on Design Review, visit www.seattle.gov/designreview.

Each Design Review Board includes a:

- design professional/architect (at large)
- development representative (at large)
- community representative (at large)
- business community representative (local)
- residential representative (local)

At-large members can live anywhere in the city and serve on any board. The residential representative (local) must live within the board district and be nominated by a community organization that operates within the board district. The business community representative (local) must be nominated by a chamber of commerce or other business association that operates within the board district.

Applicants should have knowledge of or interest in architecture, urban design and the development process; the ability to listen, communicate effectively and run public meetings; and the ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

All board members must reside within the City of Seattle. Women, persons with disabilities, sexual minorities and persons of color are encouraged to apply.

For more information, contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

DESIGN REVIEW



Opportunities to Serve in 2006

The following 10 Design Review Board positions will become open on April 4, 2006:

- Northwest Design Review Board
 - development representative (at large)
 - residential representative (local)
- Northeast Design Review Board
 - development representative (at large)
 - design professional/architect (at large)
- Queen Anne/Magnolia Design Review Board
 - development representative (at large)
- Southeast Design Review Board
 - development representative (at large)
 - community representative (at large)
- Southwest Design Review Board
 - community representative (at large)
- Downtown Design Review Board
 - design professional/architect (at large)
 - community representative (at large)
- Capitol Hill/First Hill/Central District Design Review Board
 - no open positions

How to Apply

Individuals may apply for one of the above positions or for other positions that may become available. Interviews will be held in January 2006.

Send a cover letter, resume and an application form by Dec. 16, 2005, to Tom Iurino at the address below. For a copy of the application form visit www.seattle.gov/designreview or contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov



An inside look at the latest technical code developments

Seattle Eliminates Some Building and Residential Code Amendments

Effective immediately, the City is eliminating some sections of the Seattle Building Code (SBC) and Seattle Residential Code (SRC) that affect small residential buildings. One other SBC regulation will be applied only to buildings beyond the scope of Washington state review.

In August 2004, the City adopted the International Building and Residential Codes (IBC and IRC) with Seattle amendments to comprise the SBC and SRC, which replaced the 1997 Uniform Code. On Oct. 14, 2005, the State Building Code Council disapproved several of Seattle's amendments.

The State Building Code Council has authority to review only amendments that affect small residential buildings, including all single-family buildings, and multifamily buildings that have four or fewer dwellings, that are less than 5,000 square feet in area, and that have only one or two stories.

The City will no longer enforce the following disapproved amendments affecting small residential buildings:

- Lighting—SBC Section 1205 amendment requiring natural light in residences.
- Room sizes, amenities and access to bathrooms—Amendments to SBC 1208.3, 1208.5 and 1210.5, and SRC R304.1, R306.2 and R306.5.

The City will continue to enforce the following disapproved amendment for buildings beyond the scope of Washington state review:

- Live loads for decks and balconies—SBC Table 1607.1. The live loads for decks and balconies in single-family residences and in small multifamily buildings are now required to be designed for the live loads specified in the IBC—100 psf for balconies, 40 psf for private decks, and 100 psf for public decks. On all other buildings, there will be no distinction between decks and balconies. Both should be designed for 40 psf for private decks accessory to a dwelling, 60 psf for common-use decks not open to the public, and 100 psf for all others.

Replacement pages showing the changes are available for download from DPD's website at **www.seattle.gov/dpd/techcodes**.

The replacement pages are also available from the Public Resource Center, (206) 684-8467, located on the 20th floor of Seattle Municipal Tower.

For more information, please contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov

Visit DPD's
Technical Codes website:

WWW.
[seattle.gov/](http://seattle.gov/dpd/techcodes)
[dpd/techcodes](http://seattle.gov/dpd/techcodes)

DPD & City Light Address Electric Utility Clearance Requirements in New CAM

DPD teamed up with Seattle City Light (SCL) to produce a new Client Assistance Memo, CAM 122, *Electric Utility Clearance Requirements*. The CAM describes the SCL Overhead Power Distribution System and its minimum clearance requirements of horizontal and vertical clearance from buildings and structures, and other installations including signs, billboards, chimneys, radio and television antennas, and tanks.

Required clearances allow for safe and legal operation of the system, and keep the general public and workers without high voltage electrical expertise out of harm's way. Clearances also provide adequate space for qualified electrical workers to operate safely and efficiently during construction, long-term operations and maintenance activity. Whenever possible, SCL crews maintain and operate the Overhead Power Distribution System while energized to achieve the highest level of system reliability and customer satisfaction.

CAM 122 includes an illustration and guidelines that provide more details, but it is important to contact SCL to arrange a meeting as early as possible in your design process with a project. SCL and DPD staff will work closely with you to accomplish appropriate clearances required during construction and at final build-out.

The CAM is available online at www.seattle.gov/dpd/cams or in the Public Resource Center, (206) 684-8467, located on the 20th floor of the Seattle Municipal Tower, 700 Fifth Ave.

Client Assistance Memos

NEW

- **CAM 122**, *Electric Utility Clearance Requirements*, addresses clearances for the Seattle City Light (SCL) Overhead Power Distribution System. See announcement at left for more detail.
- **CAM 507**, *Side Sewer Permits for Build-Over Agreements*, outlines the requirements for constructing new or modifying existing structures over public sewer and/or storm drain mainlines through build-over agreements.
- **CAM 508**, *Grading and Retaining Wall Construction*, provides graphic examples of grading and retaining wall construction activities located in close proximity to property lines and/or the public place (right-of-way).

UPDATED

- **CAM 102**, *Getting a Small Business Use & Construction Permit from DPD*, was revised to clarify the stall length and aisle width of barrier-free parking stalls in the illustration on pg. 11.
- **CAM 104**, *Getting an Over-the-Counter (OTC) Permit*, was updated to remove references to OTC mechanical permits (besides single family/duplex) and to add side sewer permits. Also, some information for electrical plan review and sign/awning permits was clarified.
- **CAM 233**, *Sources for Property Information*, was revised to reflect the new hours in the Microfilm Library and the Public Resource Center.
- **CAM 304**, *Building Permit Requirements for Prefabricated Steel Buildings*, was revised to incorporate 2003 Seattle Building Code sections. Also, language was clarified for who is designated as the engineer of record.

CAM updates are available online at www.seattle.gov/dpd/cams. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

CUSTOMER ALERT

Permit Application Cancellation Policy Beginning in 2006

Early in 2006, DPD will begin canceling applications for construction permits that have not been issued within 12 months of the application date or within 60 days of the date the applicant is notified that the permit is ready to issue (see Seattle Building Code 106.6.4). Applicants will be notified in writing that their permit application is going to be canceled, and will have an opportunity to request an extension.

Cancellation of construction applications associated with Land Use permits or permit applications (commonly referred to as "MUPs") will be reviewed on a case-by-case basis, as cancellation of the construction application may cause the MUP to expire.

Look in the next issue of *dpdINFO* for a longer article about the upcoming procedures for cancellation of permit applications.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Address Assignment.....	684-8850
Cashier.....	386-9780
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *)	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office).....	615-1349
Comprehensive Planning	233-0079
Land Use Policy.....	684-8880
Seattle Design Commission.....	615-1349
Seattle Planning Commission.....	684-0433

Administration

Office of the Director	684-8899
Community Relations.....	233-3891
Accounting	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

General Department Information.....	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>).....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services.....	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>)... ..	684-5174
Media Relations.....	233-3891
Microfilm Library.....	233-5180

Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i>	

Publications.....	684-8467
Site Development.....	684-8860
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>).....	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>).....	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>).....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>).....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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